

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-070-000-015-00	567 BIRCH	11/29/23	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$10,200	51.00	\$20,367
070-071-000-070-00	695 BIRCH	11/23/20	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$12,000	37.50	\$29,894
070-071-000-125-00	705 BIG OAKS	05/03/21	\$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,000	\$15,300	69.55	\$31,583
070-071-000-133-00	629 BIG OAKS	05/14/22	\$35,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$15,300	43.71	\$30,551
070-180-000-054-00	6119 PATTERSON	02/03/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$16,800	76.36	\$19,176
070-180-000-065-00	441 W INDIAN LAKE	07/07/23	\$39,000	LC	03-ARM'S LENGTH	\$39,000	\$21,200	54.36	\$42,225
Totals:			\$170,000			\$170,000	\$90,800		\$173,796
								Sale. Ratio =>	53.41
								Std. Dev. =>	14.95

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$8,100	\$11,900	\$22,304	0.534	672	\$17.71	12	2.1946	1 STY	\$5,200		BIG TREE AREA
\$11,168	\$20,832	\$35,466	0.587	980	\$21.26	12	3.1890	MOBILE HOME	\$9,168	070-071-000-088-00,	BIG TREE AREA
\$7,679	\$14,321	\$33,818	0.423	1,044	\$13.72	12	13.2015		\$6,184	070-071-000-126-00	BIG TREE AREA
\$13,914	\$21,086	\$32,879	0.641	620	\$34.01	12	8.5822	1 STY	\$13,914	070-071-000-134-00,	BIG TREE AREA
\$3,167	\$18,833	\$29,107	0.647	392	\$48.04	12	9.1529	1 STY	\$3,167	070-071-000-135-00	BIG TREE AREA
\$6,600	\$32,400	\$64,773	0.500	872	\$37.16	12	5.5280	1 STY	\$6,600		BIG TREE AREA
\$119,372		\$218,347			\$28.65		0.8783				
		E.C.F. =>	0.547		Std. Deviation	0.08686					
		Ave. E.C.F. =>	0.555		Ave. Variance	6.9747	Coefficient of Var=>	12.55591722			

Used .547
.550 in 2023